

EXHIBIT 2

No. **6863**
RECORDED AT REQUEST OF **F. M. Gold**
July 21st A. D. 1955 At 9:15 o'clock A.M.
in Book **77** Official Records Pages **509-512**
Records of Coconino County, Ariz.
Edna Mae Thornton County Recorder
By **Edna S. Brashers** Deputy

BROKEN ARROW SUBDIVISION

SEDONA, ARIZONA

FRANK E. BRADLEY and ANN BRADLEY
husband and wife, OWNERS

KNOW ALL MEN BY THESE PRESENTS: that **FRANK E. BRADLEY and ANN BRADLEY**, husband and wife, being owners of:

Broken Arrow Subdivision, Tracts 38 to 61 inclusive, a subdivision located in and being a part of the $S\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18 and N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 17 North, Range 6 East, G&S.R.B.&M. Coconino County, Arizona, according to the plat of record in the office of the County Recorder of Coconino County, Arizona, in Book 2, of Maps page 71 Official Records of said County and State

hereby declare the following restrictions shall apply to all tracts in said subdivision:

1. That said Tracts shall be used for single family dwelling house purposes only, excepting business Tracts hereinafter specified.
2. That no dwelling house shall be erected which contains less than 1000 square feet of ground floor area, and no guest house containing less than 750 square feet of ground floor area, exclusive of such part of a building either attached or not, used for a garage, also exclusive of porches or patios: and no residence shall be built more than two stories in height: nor more than one (1) residence and 1 guest house be built on one (1) Tract. Construction of all houses to be masonry, flagstone, adobe, cinder block stuccoed or rock veneered, and all buildings to be completed within six months after construction is started.

3. The lines of the walls nearest the front property line of any dwelling house or any garage incident thereto, built on any Tract or portion thereof, shall be not less than 10 feet from the front property line, and the side walls thereof shall not be closer than 5 feet from the side property line, and not closer than 10 feet from

the side property line if such property line is on a street, excepting however, any garage detached from the main building, which may be placed on either side or back property line.

4. No building or structure or house or trailer of any nature, detached from the main building either temporary or permanent, shall be built, erected, placed or maintained on any Tract, except a garage, limited to a two-car garage with or without servants' quarters attached, but such servants' quarters shall only be used by servants, and further, only by such servants who are employed on the premises where such quarters are located. No garage shall be commenced or erected on any tract until construction of the main building on such tract, complying with these restrictions, shall be started or contracted for with a responsible contractor approved by the Grantors. This paragraph shall not apply to any temporary building used for storage or watchman during the progress of construction continuously prosecuted.

5. No part of said Tracts shall be used as a hospital or sanitarium or other place for hire, for the care or entertainment of persons suffering from any disease or disability whatsoever.

6. No livestock or poultry shall be kept on said Tracts.

7. No business shall be conducted on any residential tract and no intoxicating liquor shall be sold on residential tracts. That intoxicating liquor may be sold on business tracts upon the approval of the Grantors. Improvements on all business Tracts may be constructed up to the front and within 2 feet of Tract line.

8. That no use shall be made of any Tract that will constitute a nuisance, or injure the value of neighboring tracts and no spite fence or other structure shall ever be erected.

9. The foregoing restrictions and covenants run with the

land and shall be binding on all owners of said Tracts and all persons claiming under them until January 1, 1966, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless by a majority of the then owners of the Tracts, it is agreed to change the said covenants in whole or in part.

10. No outside toilets shall be erected on the premises except during preliminary construction of living accommodations.

11. Trailer houses may be placed on said tracts if housed in a garage or other similar building, not to be exposed openly and not to be used as a dwelling unit after the dwelling house on said tracts or Tract is completed.

12. No Tract or Tracts shall be split and no part or parts of a Tract shall be sold.

13. The business district shall be confined to those Tracts numbered 38 to 44, inclusive, fronting on Sedona Rimrock Highway.

If there shall be a violation or threatened or attempted violation of any of said restrictions, it shall be lawful for any other person or persons owning any of said Tracts in this subdivision to prosecute any proceeding at law or in equity against the person of said restrictions, and to either restrain or enjoin such violation or to recover damages or other dues for such violation.

Should any of the restrictions herein contained be held to be invalid or void, such invalidation or voidance of any such restrictions shall in no way affect the validity of the rest of the restrictions.

77-512

IN WITNESS WHEREOF, FRANK E. BRADLEY and ANN BRADLEY,
have hereunto set their hands the 8 day of July 1955.

(Signed)

Frank E. Bradley
Frank E. Bradley

Ann Bradley
Ann Bradley

STATE OF ARIZONA :
: ss
COUNTY OF COCONINO :

This instrument was acknowledged before me this 8 day
of July 1955 by Frank E. Bradley and Ann Bradley.

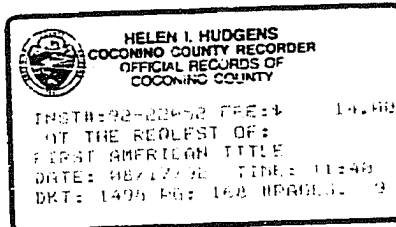


(Signed)

J. M. G.

My Commission expires:

May 9, 1958



WHEN RECORDED, RETURN TO:

Jack N. Pudel, Esq.
ROBBINS & GREEN, P.A.
1800 Citibank Tower
3300 North Central Avenue
Phoenix, AZ 85012-9826

FIRST AMENDMENT TO
DECLARATION OF RESTRICTIONS OF
BROKEN ARROW SUBDIVISION
SEDONA, ARIZONA

Frank E. Bradley and Ann Bradley, husband and wife, have recorded in the office of the County Recorder of Coconino County, Arizona on July 1, 1955 at Book 77, page 509-512, an instrument of Restrictions (the "Declaration of Restrictions"), relating to certain properties in Coconino County, City of Sedona, State of Arizona described as follows:

Broken Arrow Subdivision, Tracts 38 to 61 inclusive, a subdivision located in and being a part of the S1/2 SW1/4 SE1/4 of Section 18 and N1/2 NW1/4 NE1/4, of Section 19, Township 17 North, Range 6 East, G&S.R. E&M. Coconino County, Arizona, according to the plat of record in the office of the County Recorder of Coconino County, Arizona, on Book 2, of Maps page 71 Official Records of said County and State.

The undersigned owners of not less than a majority of the Tracts hereby desire to amend, supplement and clarify the Declaration of Restrictions, pursuant to paragraph 9 thereof, as follows:

Paragraph 1 of Declaration of Restrictions is hereby amended to permit any Tract within the Broken Arrow Subdivision and the public and private roadways and streets of such Subdivision, to be used for vehicular and pedestrian ingress and egress to and from properties and parcels situated adjacent to said any such Tract, and to permit the owner of any such Tract to grant easements respecting any such Tract consistent therewith, subject to any required approvals of the appropriate governmental authorities, including, without limitation, the City of Sedona.

All other provisions of the recorded Declaration of Restrictions are hereby ratified and confirmed, and will remain in full force and effect. This Amendment may be signed in counterparts, all of which, considered together, will be deemed to be one instrument.

DATED this 15th day of July, 1992.

1498-168

13

PROPERTY OWNER OR OWNERS	LOT OR TRACT	DATE
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<i>[Signature]</i>	(41)	7-30-92
<i>[Signature]</i>	(42)	7-30-92
	43	
<i>Henry H. Lubick</i>	44	7-22-92
<i>[Signature]</i>	(45)	7-30-92
<i>[Signature]</i>	46	7-28-92
<i>[Signature]</i>	47	7/30/92
<i>Tertha S. Langhin</i>	48	July 27, 1992
<i>Elizabeth A. Tisch</i>	49	July 28, 1992
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	51	
<i>[Signature]</i>	52	July 27, 1992
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	54	
<i>Melvin H. Block</i>	55	July 28, 1992
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<i>Regina H. Hollander, Rose H. Hollander</i>	57	July 24, 92
<i>[Signature]</i>	58	7/30/92
	59	
<i>[Signature]</i>	60	24/11/92
<i>[Signature]</i>	61	7/30/92

1498-169

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 24th day of July, 1992 by Mr. & Mrs. David Langer owner of
Lot or Tract 602.

Emily C. Bal
Notary Public

My Commission Expires:
1-18-94

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 24th day of July, 1992 by Mr. & Mrs. Mellenkopf owner of
Lot or Tract 57 II.

Emily C. Bal
Notary Public

My Commission Expires:
1-18-94

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 27th day of July, 1992 by Bertha Kington, owner of
Lot or Tract 48 II.

Emily C. Bal
Notary Public

My Commission Expires:
1-18-94

1498-170

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 7th day of July, 1992 by Mrs. Mary Schwan owner of
Lot or Tract 52

Emily C. Bel
Notary Public

My Commission Expires:
1-18-94

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 20th day of July, 1992 by Blanche Dick owner of
Lot or Tract 44

Emily C. Bel
Notary Public

My Commission Expires:
1-18-94

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 28th day of July, 1992 by Elizabeth Seck owner of
Lot or Tract 49

Emily C. Bel
Notary Public

My Commission Expires:
1-18-94

1498-171

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 28th day of July, 1992 by Valerie Black, owner of
Lot or Tract 551.

Emily C. Bel
Notary Public

My Commission Expires:
1-18-94

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 28th day of July, 1992 by Clifford Heston, owner of
Lot or Tract 467.

Emily C. Bel
Notary Public

My Commission Expires:
1-18-94

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 30th day of July, 1992 by Jarvis Reed, owner of
Lot or Tract 497.

Emily C. Bel
Notary Public

My Commission Expires:
1-18-94

1498-172

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 30th day of July, 1992 by Jarvis Reed, owner of
Lot or Tract 287.

Emily C. Bell
Notary Public

My Commission Expires:
1-18-94

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 30th day of July, 1992 by Jacob Sherly Heath, owner of
Lot or Tract 41.

Emily C. Bell
Notary Public

My Commission Expires:
1-18-94

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me
this 30th day of July, 1992 by Rose Robson, owner of
Lot or Tract 442, 45.

Emily C. Bell
Notary Public

My Commission Expires:
1-18-94

1498-173

PROPERTY OWNER OR OWNERS

LOT
OR TRACT

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1498-174

PROPERTY OWNER OR OWNERS

LOT
OR TRACT

DATE

Robert S. Morrison
Kenneth B. Morrison

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2/10/92

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5-10-92

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1498-175

Chas. Hittorff

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Aug. 5th 1997

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